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about

REDEVELOPMENT *in* SAN FRANCISCO

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ANSWERS

REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO
ELMER E. ROBINSON, MAYOR

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REDEVELOPMENT AGENCY
of the
CITY AND COUNTY OF SAN FRANCISCO
512 Golden Gate Avenue
San Francisco 2, California

August 1954

ELMER E. ROBINSON, Mayor

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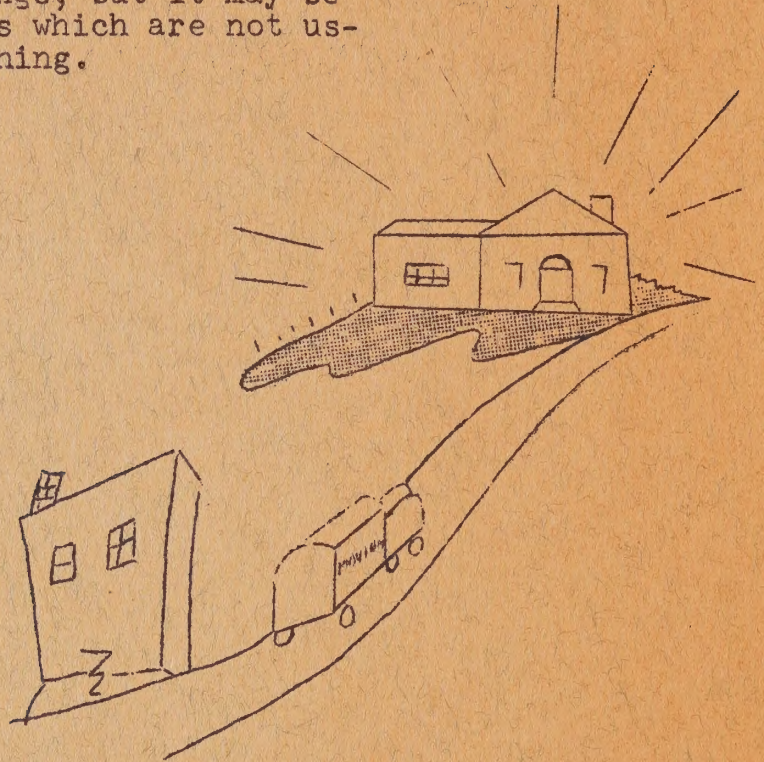
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WHAT IS REDEVELOPMENT?

Redevelopment is the clearing and rebuilding of sections of the City which are blighted. It is commonly known as "slum clearance." The blight usually consists of crowded areas of old and rundown buildings, but it may be found also in vacant areas which are not usable because of poor planning.

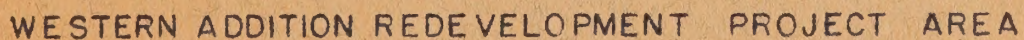


WHAT IS THE DIFFERENCE BETWEEN PUBLIC HOUSING AND REDEVELOPMENT?

In redevelopment projects, new buildings are privately built, privately owned, and privately operated (except, of course, public schools, parks, etc.). Full taxes will be paid by the property owners.

On the other hand, low-rent public housing is publicly built, owned and operated by the Housing Authority. It gets Federal moneys in order to maintain rents that low-income families can pay. The Housing Authority does not pay real property taxes to the City, although it does make certain payments to take the place of such taxes.

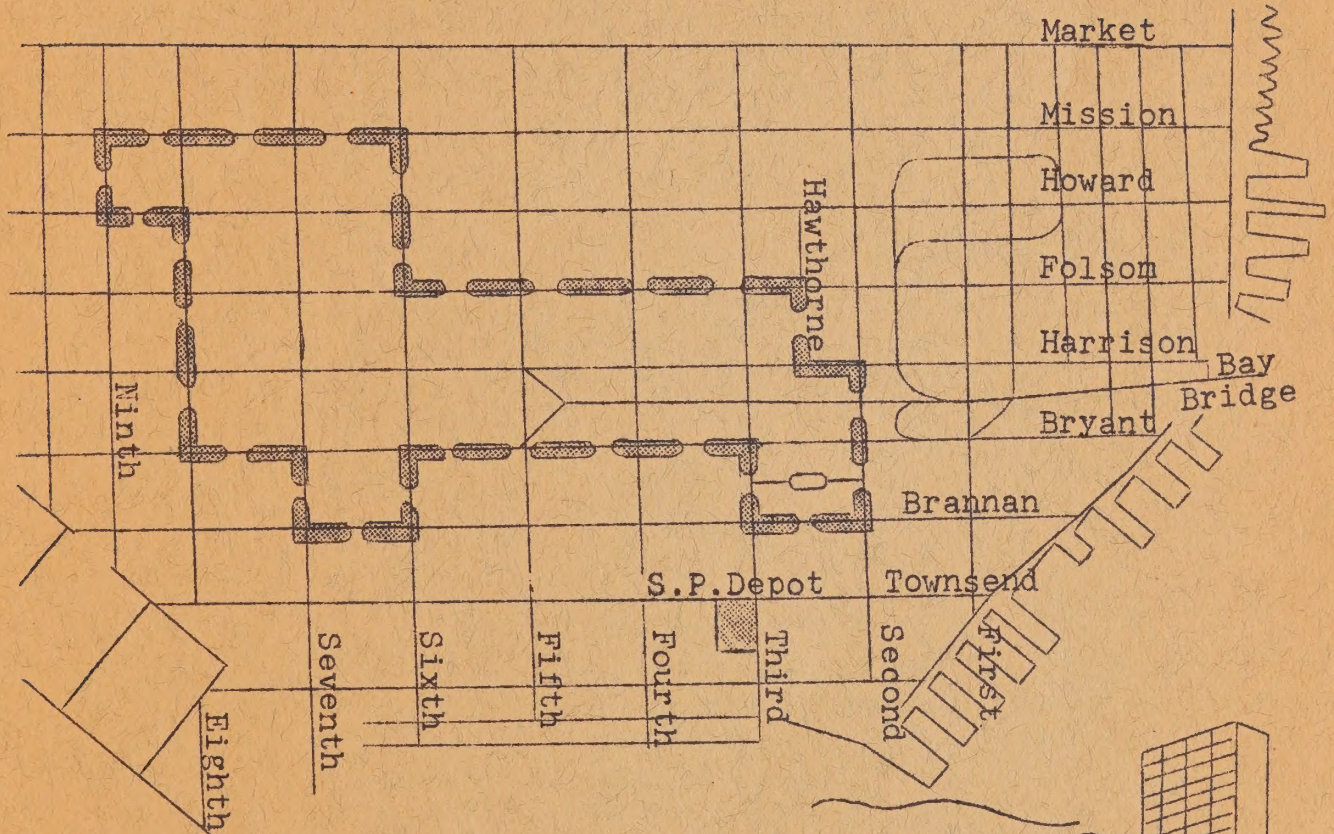
One of the projects is located in the Western Addition and is known as Western Addition Approved Redevelopment Project Area A-1. The darkened area of the map below shows the blocks which are included in this project:



The second principal project is known as Diamond Heights. Here it is, in the center of the City:

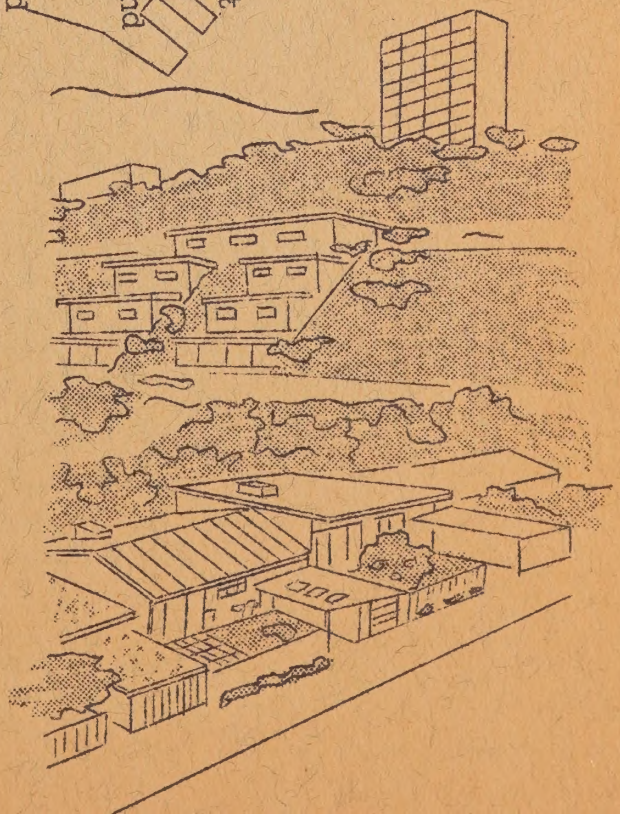


Several blocks have been designated for study in the South of Market district, but to date no project has been selected. Below is an outline of the area now under study:



WHY WERE THEY THE FIRST AREAS TO BE SELECTED?

Careful studies completed jointly by the Redevelopment Agency and the San Francisco Department of City Planning showed that the Western Addition and Diamond Heights areas were most in need of redevelopment, and therefore they will be completed first.



HOW WILL REDEVELOPMENT BENEFIT THE CITY?

Additional Revenues:

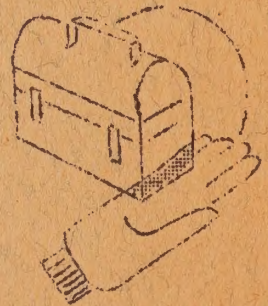
It is estimated that the Western Addition and Diamond Heights Projects will add new assessed values to the property tax roll sufficient to increase the City's revenues from the areas by approximately \$1,000,000 annually, or the equivalent of about 10¢ in the tax rate.

Reduced Expenses:

Disproportionately high City expenditures which are now necessary in the Western Addition Project area for fire protection, crime and disease control, etc., will be substantially decreased.

More Jobs:

The construction of these projects will mean steady employment for hundreds of San Franciscans for a number of years.



Better Housing:

The cleared and rebuilt projects will be carefully planned to provide clean, healthful living accommodations. In addition, those who must move will be helped by the Agency to find decent, safe and sanitary housing.

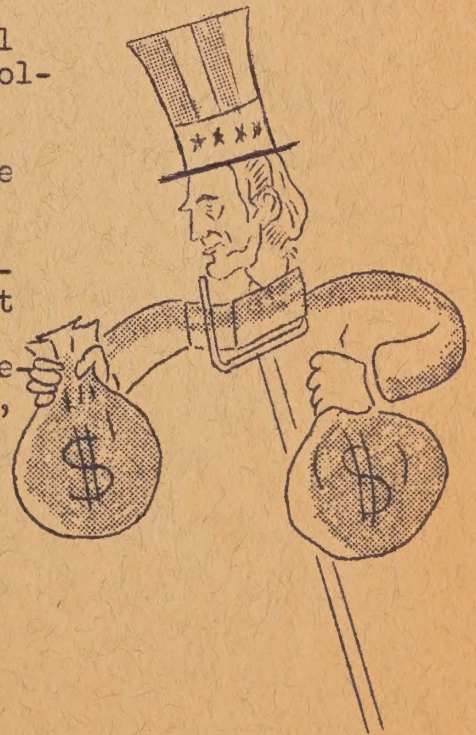
WHO IS IN CHARGE OF REDEVELOPMENT?

Redevelopment is a San Francisco program, made possible by City, State and Federal laws. The policies of the program are established by a Redevelopment Agency, composed of five Members who are appointed by the Mayor and confirmed by the Board of Supervisors. The names of the Members are shown on the cover page of this brochure.



WHO WILL PAY FOR REDEVELOPMENT?

The projects will involve buying the real estate and tearing down the buildings, followed by clearing, grading and improving the land. Part of the cost of this work will be recovered through the sale of the cleared land. The rest of the cost (the net loss) will be shared by the Federal Government and the City -- two-thirds being contributed by the Federal Government in cash, and one-third being contributed by the City in the form of public improvements (street work, schools, playgrounds, etc.) in or adjacent to the project areas.



WHY NOT LET PRIVATE ENTER- PRISE DO IT?

The job of replanning and rebuilding large blighted areas is too great for private enterprise alone. The difficulty of getting together in one ownership land which is now held by hundreds of private owners, and the sizeable losses which must be sustained in acquiring improved property, tearing down the improvements, and selling the vacant land, can be overcome only by the legal authority and the financial means of the Federal, State and City governments, acting together.

WHEN WILL ACTUAL REDEVELOP- MENT WORK START?

The buying of land in the project areas will be the first step in the actual work of rebuilding. A definite date for the commencement of land purchase cannot be fixed as yet, since litigation has delayed progress of the projects. However, indications are that final plans, public hearings and various governmental approvals will be completed before the end of 1954, and that land purchase will commence by the summer of 1955.



WILL ALL THE EXISTING BUILDINGS IN EACH OF THE PROJECTS BE TORN DOWN?

No. A comparatively few buildings in good condition, mostly commercial and institutional, will be left undisturbed in the Western Addition Project. A number of residences in the Diamond Heights Project will be permitted to remain. But in each project, all substandard structures, and some which are not substandard but which do not fit in with the new land use plans for the areas, will have to be removed.

WHO WILL BUILD THE NEW STRUCTURES?

All new residential and commercial structures will be built by private parties, who will buy the cleared land after entering into binding agreements to develop it strictly in accordance with the Agency's plans.

ABOUT HOW MUCH WILL THE NEW BUILDINGS SELL FOR?

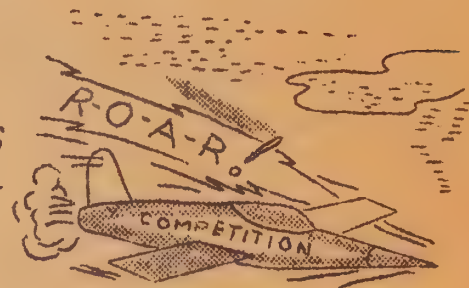
Since all residential and commercial construction will be private, it will bear the same costs, and probably result in the same resale prices, as other comparable private building in the City.



ABOUT HOW MUCH WILL UNITS IN THE BUILDINGS RENT FOR?

Wherever new dwellings are built, the rents (without Government or other help) depend largely on the costs of land and construction, and the law of supply and demand. Again, the rents in the redevelopment areas undoubtedly will be similar to those for other comparable accommodation in San Francisco.

WHAT IS TO PREVENT BUILDERS AND LANDLORDS FROM DISCRIMINATING AGAINST MINORITY PERSONS?



The Board of Supervisors and the Redevelopment Agency have adopted a policy stating that race, creed, color, national origin or ancestry cannot be used as a restriction against occupancy or ownership in redevelopment projects. Builders and landlords will be required to enter into binding agreements to that effect.

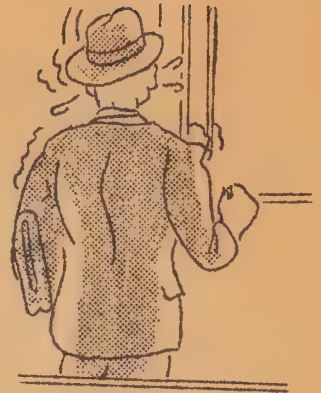
WILL I BE ALLOWED TO RETAIN AND REDEVELOP MY OWN PROPERTY?

Under certain circumstances, you may retain and improve or redevelop your own property, if it is possible to do so and still conform to the redevelopment plan. Details are available at the Redevelopment Agency's office.



DOES THIS MEAN THAT IF MY LOT LINES CHANGE, OR MY PROPERTY IS TO BE USED² FOR SOME OTHER PURPOSE, IT WILL BE IMPOSSIBLE FOR ME TO REDEVELOP MY OWN PROPERTY?

A method by which owners whose lot lines change or whose property is to be used for another purpose may build in the project area is being worked out. If you are interested in this provision, you should contact the staff of the Agency for details.



HOW MUCH WILL THE REDEVELOPMENT AGENCY PAY ME FOR MY PROPERTY?

Your property will be appraised by impartial, competent professional real estate appraisers. On the basis of these appraisals you will be offered the fair market value. If you are not willing to accept the highest possible price that can be offered, a final settlement will be determined by the courts.



WILL THE AGENCY BUY MY FURNISHINGS AND EQUIPMENT AS WELL AS THE LAND AND BUILDINGS?

No. Since Redevelopment is limited to real property, the Agency will buy land and buildings only.

SHOULD I CONTINUE MAINTENANCE WORK ON MY PROPERTY?

It is advisable to continue essential maintenance work on all properties. You will not be losing money by doing so. Properties in better condition than other similar properties ordinarily are appraised at a higher value.



WILL I BE PAID FOR ANY IMPROVEMENTS I HAVE MADE ON MY PROPERTY?

Any improvements you have made will be considered in the over-all appraisal of your property. It is advisable that you continue essential maintenance of your property but refrain from making any major changes or improvements not required by lawful authority.



WHEN WILL THE AGENCY BUY MY PROPERTY?

A definite date cannot be determined as yet. Final plans are now well along for the Western Addition Project. As soon as they are completed and approved by the City Planning Commission, the Board of Supervisors and the Federal Government the Agency can start buying properties.

Final plans for the Diamond Heights Project have been drafted. However, a challenge of its constitutionality is now pending before the United States Supreme Court, and is holding up the various approvals of the plans. It is hoped that the Court will finally decide the case when it reconvenes in October, 1954.

IS IT ALL RIGHT FOR ME TO
SELL MY PROPERTY NOW, BEFORE
THE REDEVELOPMENT AGENCY
IS READY TO BUY IT?

You may sell your property whenever you wish, but don't be misled. The Redevelopment Agency will pay you a fair price for your property. You will be paid in cash.

Sale!

WILL I HAVE TO MOVE AS
SOON AS THE REDEVELOPMENT
AGENCY BUYS THE PROPERTY
I OWN OR RENT?

No, not unless you have located suitable housing elsewhere. Both Federal and State Law require that there be available decent, safe and sanitary dwellings, at rents or prices within your financial means, before redevelopment can go ahead. The Agency plans to operate a rehousing office to assist you in finding suitable housing. No one will be evicted unless he refuses suitable housing offered to him, does not pay his rent, or uses the premises in an unlawful manner.

IF I AM LIVING IN A RENTED PLACE, WHEN DO I HAVE TO MOVE?

With the actual work of redevelopment some time in the future, tenants should not worry about being forced to vacate. If your own efforts to find adequate housing are unsuccessful, and you need assistance, the Agency's rehousing office will be glad to help you find suitable accommodations.

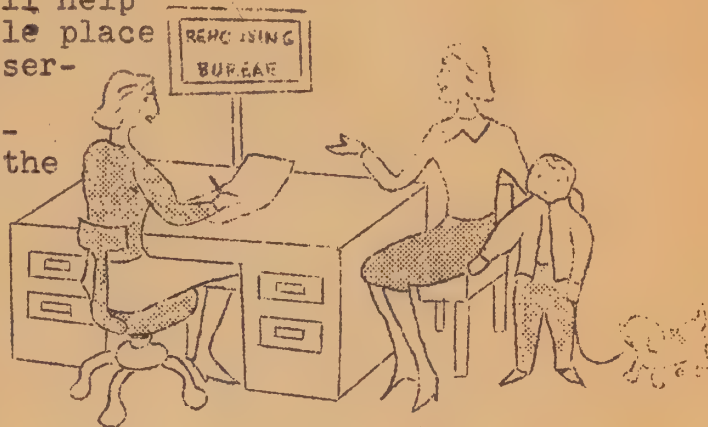


WILL EVERYONE IN A PROJECT AREA HAVE TO MOVE AT THE SAME TIME?

No. Each project area will be cleared in stages, a portion at a time, so that all families will have sufficient time to find good homes. The families can move out gradually, and take advantage of the constant turnover in housing throughout San Francisco.

WHAT AID WILL THE REDEVELOPMENT AGENCY GIVE TO FAMILIES WHO HAVE TO MOVE?

A rehousing office will be established in the Western Addition Project Area, where experienced workers will help each family to find a suitable place in which to live. The same service will be available to Diamond Heights Project families, in the main office of the Agency. Site families are invited to visit these offices frequently. Individual problems and hardship cases will be fully and fairly considered on their particular merits, and all possible assistance within the Agency's power will be given.



HOW WILL THE AGENCY KNOW WHAT MY HOUSING NEEDS ARE?

As buildings are acquired, a worker from the rehousing office will visit each family to find out what it needs in the way of housing and how the Agency can best assist it.

CAN FAMILIES WITH LOW INCOMES GET INTO PUBLIC LOW-RENT HOUSING?

Yes, under the law families with low incomes will be given preference in obtaining vacancies in public housing.



WHAT HELP WILL BE GIVEN
BUSINESSES WHICH HAVE TO
MOVE?

Schedules will be worked out with them for leaving the buildings they occupy, and adjustments not in conflict with the redevelopment program will be worked out in the time schedule so that they may either complete plans for building new structures or utilize additional necessary time to find other locations. The rehousing office staff will, when necessary, attempt to assist businesses in finding other equally good locations.

WILL ANY ASSISTANCE BE
GIVEN TO PERSONS WITH
SPECIAL HEALTH AND
SOCIAL PROBLEMS?

Yes, the rehousing office staff will assist such families, and will call on the City's health and welfare agencies as necessary.



IF YOU DESIRE FURTHER INFORMATION, THE OFFICE
OF THE SAN FRANCISCO REDEVELOPMENT AGENCY
IS OPEN TO YOU AT

512 Golden Gate Avenue
Ordway 3-6134

from

8:30 AM - 5:15 PM
Monday thru Friday



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